

**SCK97N1S**

**TYPE OF RECORD: PERMANENT**

**CATEGORY OF RECORD: DEED**

**NAME OF AGENCY OR CONTRACTOR: STEPHEN S. KELLY AND CONNIE K. KELLY**

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2117 NORTH 1ST STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO PATTERSON, PARCEL NO. 2945-101-00-026**

**CITY DEPARTMENT: PUBLIC WORKS**

**YEAR: 1997**

**EXPIRATION DATE: NONE**

**DESTRUCTION DATE: NONE**

WARRANTY DEED

Stephen S. Kelly and Connie K. Kelly, Grantors, for and in consideration of the sum of Two Thousand Four Hundred Sixteen and 26/100 Dollars (\$2,416.26), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

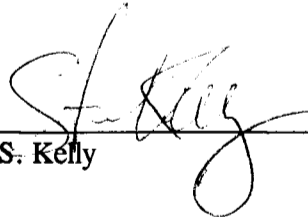
Commencing at the Southeast Corner of the South 1/2 of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 (S1/2 S1/2 N1/2 SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of Section 10 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°00'00" E along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 80.00 feet; thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 11.19 feet to a point on the West right-of-way line for North First Street and the **True Point of Beginning**; thence along the West right-of-way line for North First Street the following three (3) courses and distances:


1. N 00°02'18" E a distance of 23.66 feet;
2. N 00°34'40" E a distance of 26.77 feet;
3. N 00°24'37" E a distance of 24.57 feet;

thence leaving said right-of-way line, N 90°00'00" W a distance of 17.51 feet;  
 thence S 17°12'17" E a distance of 9.24 feet;  
 thence S 00°00'00" W a distance of 29.32 feet;  
 thence S 17°12'23" W a distance of 11.83 feet;  
 thence S 00°00'00" W a distance of 25.55 feet;  
 thence S 90°00'00" E a distance of 17.81 feet to the Point of Beginning, containing 1,208.13 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 3rd day of June, 1997.

  
 \_\_\_\_\_  
 Stephen S. Kelly

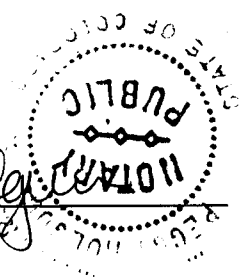
  
 \_\_\_\_\_  
 Connie K. Kelly

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 3rd day of June, 1997, by Stephen S. Kelly and Connie K. Kelly.

My commission expires 3.3.01.  
Witness my hand and official seal.

Peggy Helgen  
Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

**EXHIBIT "A"**



NE CORNER  
S 3/4 SE 1/4 NE 1/4  
SECTION 10, T1S, R1W, U.M.

2945-101-00-025  
2119 NORTH 1ST. ST.

2945-101-00-026  
2117 NORTH 1ST. ST.  
STEPHEN S. & CONNIE K. KELLY  
RIGHT OF WAY BY RIGHT OF USE AREA = 825.60 SQ.FT.  
RIGHT OF WAY AREA = 1208.13 SQ.FT.  
UTILITY EASEMENT AREA = 460.18 SQ.FT.

N90°00'00"W

SE CORNER  
S 1/2 S 1/2 N 1/2 SE 1/4 NE 1/4  
SECTION 10, T1S, R1W, U.M.

NORTH FIRST STREET

DRAWN BY: SRP  
DATE: 4-11-97  
SCALE: 1" = 30'  
APPR. BY: TKH  
FILE NO: F109.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
( 109 )

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**